



Caring for Your Coast

\*\*\*  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**SMALL CRAFT HARBOR COMMISSION**  
**December 12, 2018**  
**10:00 A.M.**

**BURTON W. CHACE PARK COMMUNITY ROOM**  
**13650 MINDANAO WAY**  
**MARINA DEL REY, CA 90292**

**Audio**

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

Small Craft Harbor Commission Meeting of October 10, 2018.

3. **COMMUNICATION FROM THE PUBLIC**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

4. **COMMUNICATION WITH THE COMMISSIONERS**

This is the opportunity for members of the Commission to provide notification to the public regarding any communication received by the Commissioners from the public, lessees, or other interested parties regarding business of Marina del Rey.

5. **REGULAR REPORTS**

a. Marina Sheriff (DISCUSS REPORTS)

- Crime Statistics
- Enforcement of Seaworthy & Liveaboard
- Sections of the Harbor Ordinance with Liveaboard Permit Percentages

b. Marina del Rey and Beach Special Events (DISCUSS REPORT)

c. Marina Boating Section Report (VERBAL REPORT)

6. **OLD BUSINESS**

a. Small Craft Harbor Commission's Annual Report (ENDORSEMENT)

b. Scope of Appraisal for Liveaboard Surcharge Fees (PRESENTATION)

c. Maintenance of Pump-out Stations and Future Development (PRESENTATION)



7. **NEW BUSINESS**

- a. Parcel 125R (Marina City Club) Approve a Delegated of Authority to the Director of Beaches and Harbor to Negotiate an Amendment to Second Amended and Restated Lease. (ENDORSEMENT)

8. **STAFF REPORTS**

- Ongoing Activities (DISCUSS REPORTS)
- Board Actions on Items Relating to Marina del Rey
  - Regional Planning Commission's Calendar
  - California Coastal Commission Calendar
  - Redevelopment Project Status Report
  - Design Control Board Minutes
  - Marina del Rey Slip Report
  - California Coastal Commission Slip Report
  - Rent Stabilization Ordinance Update
  - Parcel 113 Mariner's Village Update
  - Fisherman's Village Progress Report
  - Illegal Boat Charter Enforcement

9. **ADJOURNMENT**

**PLEASE NOTE**

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

Department of Beaches and Harbors  
Administration Building  
13837 Fiji Way  
Marina del Rey, CA 90292

MdR Visitors & Information Center  
4701 Admiralty Way  
Marina del Rey, CA 90292

Burton Chace Park Community Room  
13650 Mindanao Way  
Marina del Rey, CA 90292

Lloyd Taber-Marina del Rey Library  
4533 Admiralty Way  
Marina del Rey, CA 90292

3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at <http://marinadelrey.lacounty.gov>

Si necesita asistencia para interpretar esta informacion llame al (424) 526-7777.

**ADA ACCOMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (424) 526-7752 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA Coordinator may be reached by email at [rstassi@bh.lacounty.gov](mailto:rstassi@bh.lacounty.gov).

# **SMALL CRAFT HARBOR COMMISSION MINUTES**

**October 10, 2018**

**Commissioners:** Allyn Rifkin, Chair; David Lumian, Vice Chair; Dennis Alfieri (excused absence); Richard Montgomery; Nathan Salazar

**Department of Beaches and Harbors (DBH):** Gary Jones, Director; Steve Penn, Chief of Asset Management Division; Amir Tadros, Sr. Real Property Agent; Natasha Robinson, Sr. Real Property Agent

**County Counsel:** Amy Caves, Principal Deputy County Counsel

## **Item 1- Call to Order and Pledge of Allegiance**

Chair Rifkin called the meeting to order at 10:02 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Michael Blenk.

## **Item 2- Approval of Minutes**

**Motion to approve September 12, 2018, Meeting Minutes by Vice Chair Lumian, seconded by Commissioner Montgomery, unanimously approved.**

**Ayes: 4 – Chair Rifkin, Vice Chair Lumian, Mr. Montgomery, and Mr. Salazar**

## **Item 3 – Communication from the Public**

Captain Alex Balian expressed concern about a comment made at a previous meeting where a member of the public stated that DBH should reach out to the federal government to increase the sea lion population in Marina del Rey (MdR). He disagrees with said comment and does not see a need for more sea lions in the harbor.

Captain Darrell Steffey requested that DBH, SCHC, and Board of Supervisors (BOS) work together to amend the seaworthy ordinance and to indefinitely grandfather-in the existing floating homes in MdR. He further elaborated on the need to allow those vessels to be sold by the current owners and any future owners as long as they are maintained in safe condition.

Murdy H. Kay requested the total gross revenue for Marina del Rey, including the total expenditures for maintenance and operation of the Marina. He also requested contact information for DBH's department-heads, including managers, property managers, and various division chiefs of the Harbor Patrol and the Sheriff's station.

Luz Bernal spoke about her floating home and financial disparity due to the unseaworthy ordinance prohibiting the sale of her floating home. She requested that the Commissioners review and overturn said ordinance, which would then give her the ability to sell her home to a buyer within Marina del Rey.

Paul Zurbrugg spoke about the annual inspections by the Sheriff's Department of his floating home and suggested that everyone in the Marina should have to pass the same inspection.

Vice Chair Lumian stated that the issue concerning floating homes is a significant matter and agreed that floating homeowners should be able to sell and transfer titles of their homes. He also stated that as a Commission, they should have the opportunity to recommend to the BOS on revisiting the rules regarding floating homes, and asked that it be placed on the agenda for a future meeting. He also stated that he would like to see the total revenue and expenditures for Marina del Rey.

Commissioner Montgomery stated that staff already presented a report on floating homes along with the seaworthy ordinance. He explained that the Commission has no authority to amend said ordinance and that Supervisor Hahn is well aware of the floating homes request and referred those requests to her deputy, Jayme Wilson.

Vice Chair Lumian agreed with Commissioner Montgomery and stated that it is indeed the BOS' decision; however, the Commission was not able to make comments or recommendations to the BOS during the last presentation and would like the opportunity to do so.

Chair Rifkin stated that the Commission would have recommendations to the BOS on the floating homes based on future staff reports on possible amendments to the ordinance. He also stated that the sea lions and enforcement of fishing within MdR was noteworthy.

Gary Jones explained that there are defined areas within the Marina where fishing is allowed; however, the majority of the areas in the Marina does not allow fishing. He also mentioned that there was a fishing station off Burton Chace Park docks that was eliminated after the construction project due to the new design of the docks which prevented a safe area for fishing.

#### **Item 4 – Communication with the Commissioners**

Commissioner Montgomery disclosed his phone conversation with Captain Darrell Steffey regarding the floating homes ordinance.

Chair Rifkin disclosed his attendance at the 2018 Los Angeles County Dragon Boat Festival and the Business and Transportation at UCLA Symposium.

#### **Item 5a – Marina Sheriff**

Sheriff staff was not present to provide the report.

#### **Item 5b – MdR and Beach Special Events**

Carol Baker announced the upcoming Halloween event, "Spooktacular" along with other holiday activities such as the Marina Lights, Snow Wonder, Winter Sailing Water program, and the Holiday Boat Parade.

**Item 5c – Marina Boating Section Report**

Michael Blenk reported that Anchorage 47 has 3 vacant slips, and Parcel 77, Power Boat Storage, is completely full. Mast-Up storage has 32 spaces available for sail boats up to 31 feet in length. He also announced that the County's public pump-out station has been repaired and is operational again.

**Item 6a – Old Business**

None.

**Item 7a – Small Craft Harbor Commission's Annual Report Draft**

Gary Jones provided the staff report.

Chair Rifkin asked the Commissioners for their comments and input regarding the draft annual report.

Commissioner Montgomery suggested adding the previous year's accomplishments and photographs of items such as the skimmer to allow better public understanding.

Vice Chair Lumian asked for an explanation of the purpose of the annual report, and specifically its use.

Gary Jones explained that the report is a fairly new request of the Commission to provide the BOS with an overview summary of the Commission's activities. He further stated that the report will be updated with the most recent information such as the number of meetings held, and number of public comments.

Vice Chair Lumian expressed concern about the number of meetings held in 2018 and that the information might be used against the SCHC's in regards to future planning. He also stated that the number of public comments seemed much lower than he recalled.

Gary Jones explained that in his experience with other commissions outside of DBH, the SCHC holds regular meetings which are well attended by the public, and the report reflects the Commission in a positive manner. He also stated that the public comments were counted from the previous meeting minutes and all the information will be verified before submitting the report to the BOS.

Mr. Montgomery asked if the final draft will be published on DBH's website and suggested adding the department's public events to the report.

Gary Jones answered that the final draft will be published on DBH's website.

Chair Rifkin asked about the due date for the submittal of Commissioners' comments and draft to staff for consideration and public review.

Commissioner Salazar added that based on his conversations with other commissioners from other commissions, SCHC's meetings have good public attendance.

Gary Jones replied that the comments should be submitted by the end of October, the comments and information will then be incorporated into the report and brought back to SCHC before the end of the year for review.

**Item 7b – Policy Statement No. 27 Introductory Report on Liveaboard Surcharge Rate History and Survey**

Natasha Robinson provided the staff report and power point presentation.

Bob Atkins stated that most of the amenities listed in the presentation are standard amenities which all slip tenants already received.

Michael Mudahy requested a discount on the liveaboard slip fees for senior citizens.

Captain Darrell Steffey spoke about the purpose of the liveaboard fees and challenged some of the amenities in the presentation. He also suggested more reasonable liveaboard fees.

Luz Bernal stated that the 55% liveaboard fees are a burden to boaters who consider their boats their homes. She suggested reducing or eliminating the liveaboard fee.

Paul Zurbrugg spoke about the high cost of electricity for liveaboards.

Mr. Montgomery asked for clarification on the liveaboard rates, which was established in 1977.

Natasha Robinson explained that the “Marina del Rey Master Study”, which was conducted in December 1977, suggested a 50-55% surcharge for liveaboards. She further elaborated that said figure has not increased since the study was conducted.

Mr. Montgomery asked if DBH is recommending an increase in rates.

Natasha replied that the Department is not currently recommending an increase in rates; however, it is recommending a new “Marina del Rey Master Study” to be conducted in order to attain a more up-to-date valuation of the surcharge for today’s liveaboards.

Mr. Montgomery asked if the report will determine if the rate will become a flat rate or remain as a percentage.

Gary Jones cautioned that when the new appraisal report is completed, it can result in a greater rate than what is currently being charged.

Mr. Montgomery stated that if the study returns with a greater rate, Supervisor Hahn will want DBH to address any concerns for veterans and seniors discounts.

Gary Jones replied that an important element before proceeding would be to get feedback from the Lessees, as they have individual slip agreements with each of the liveaboards.

Chair Rifkin asked if DBH is looking to obtain approval from the Commission to conduct a master study.

Amy Caves replied that this item is informational only and cannot be voted on. She further elaborated that the Commission can only provide general feedback and comments to the Department regarding said item.

Vice Chair Lumian asked if staff will provide a more developed report for a future meeting.

Gary Jones replied affirmatively.

Vice Chair Lumian replied that he looks forward to that report. He further stated that the appraisal should focus on the marinas within Los Angeles County, as Ventura and Orange Counties pose different market conditions.

Natasha Robinson added that the appraisal will be based on the most-like properties, including but not limited to neighboring counties.

Steve Penn added that the existing policy requires staff to conduct the analysis within a 60-mile radius from Marina del Rey. He also stated that the Department had reached out to outside marinas, including Newport Beach; however, some marinas do not have liveaboards.

Chair Rifkin stated that after listening to several testimonies from members of the public, he would like a new study to be conducted and urged that the Department use an independent professional for the analysis.

Gary Jones stated that staff will bring this item as an action item, with a report that will include the scope of the appraisal and the mechanism of selecting an appraiser. He added that consideration also needs to be given to the Lessees' position about any changes to the liveaboard fees. He further stated that neither DBH staff nor SCHC can enforce a decrease of liveaboard fees.

Chair Rifkin stated that he understood Mr. Jones' comments and requested special considerations for veterans and seniors.

Commissioner Montgomery also stated that he understood Gary Jones comments and stated that the Commissioners should wait for the verified information before requesting discounts.

Vice Chair Lumian suggested that DBH staff report on Anchorage 47's additional costs for having a liveaboard.

**Item 8 – Staff Reports**

Bob Atkins spoke about the boat chartering issues and expressed his opinion about the SCHC's authority.

Captain Darrell Steffey spoke about the increased demand in liveaboard slips and encouraged discounts for veterans and seniors.

Steve Penn presented the staff report.

Vice Chair Lumian requested information on the maintenance of the pump-out stations, and inquired about future plans for the installation of oil water bilge stations and public dump stations by the launch ramp. He also requested additional information on the recent death of the kayaker, and the rent stabilization ordinance for apartment dwellers in Marina del Rey. Lastly he requested an evening meeting to discuss the Palawan building's future use.

**Adjournment**

Chair Rifkin adjourned the meeting at 11:57 a.m.





**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT  
MARINA DEL REY STATION  
PART I CRIMES SEPTEMBER 2018**



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	<b>TOTALS</b>
<b>Homicide</b>											
<b>Rape</b>											
<b>Robbery: Weapon</b>											
<b>Robbery: Strong-Arm</b>											
<b>Aggravated Assault</b>											
<b>Burglary: Residence</b>											
<b>Burglary: Other Structure</b>											
<b>Grand Theft</b>											
<b>Grand Theft Auto</b>											
<b>Arson</b>											
<b>Boat Theft</b>											
<b>Vehicle Burglary</b>											
<b>Boat Burglary</b>											
<b>Petty Theft</b>											
<b>REPORTING DISTRICTS TOTALS</b>											

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared** October 03, 2018  
CRIME INFORMATION REPORT - OPTION 5A

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES – SEPTEMBER 2018



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape		
Robbery: Weapon		1
Robbery: Strong-Arm		
Aggravated Assault		
Burglary: Residence		1
Burglary: Other Structure		2
Grand Theft		2
Grand Theft Auto		
Arson		
Boat Theft		
Vehicle Burglary		3
Boat Burglary		
Petty Theft		1
Total	0	10

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared** October 03, 2018  
CRIME INFORMATION REPORT - OPTION 5A

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- SEPTEMBER 2018



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
<b>Part I Crimes</b>		
Homicide		
Rape		
Robbery: Weapon		2
Robbery: Strong-Arm	2	
Aggravated Assault	1	2
Burglary: Residence	2	10
Burglary: Other Structure	5	4
Grand Theft	9	8
Grand Theft Auto	1	6
Arson		
Boat Theft		
Vehicle Burglary	7	17
Boat Burglary	1	
Petty Theft	11	12
<b>Total</b>	<b>39</b>	<b>61</b>

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared –** October 03, 2018  
CRIME INFORMATION REPORT - OPTION 5A



# MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2018



## *Liveaboard Permits Issued*

	October	November
New permits Issued:	4	5
Renewal Issued:	17	16
<hr/>		
Total:	21	21
Notices to Comply Issued:	7	14

Total:	October	November
<hr/>		
Liveaboard:	314	314
Current Permits:	229	231
Expired Permits:	73	73
No Permits:	12	10

Total reported vessels in Marina Del Rey Harbor:	3766
Percentage of vessels that registered liveaboards:	8.34%
Number of currently impounded vessel:	12



(424) 526-7777 • 13837 Fiji Way, Marina del Rey, CA 90292 • [beaches.lacounty.gov](http://beaches.lacounty.gov)


Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

December 12, 2018

TO: Small Craft Harbor Commission  
FROM: Gary Jones, Director   
SUBJECT: **ITEM 5b – MARINA DEL REY SPECIAL EVENTS**

**THE FREE RIDE**

Daily service  
12:00 p.m. – 9:00 p.m.

Catch free on-demand transportation aboard a five-passenger electric shuttle. The service provides transportation to attractions within Marina del Rey, including Fisherman's Village, Burton Chace Park, Waterside Shopping Center, and many restaurants. Select shuttles also travel to the Venice Pier and to Abbot Kinney Blvd. in Venice.

Wave down a Free Ride car and hop in, or text your pick-up location and passenger count to (323) 435-5000. Please allow 10 – 15 minutes for pick-up. Kids must be big enough to use a regular seatbelt; child-safety seats are not provided. Dogs are welcome.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900

**BURTON CHACE PARK YOGA**

Burton Chace Park ♦ Community Room\* ♦ 13650 Mindanao Way ♦ Marina del Rey  
Sundays & Mondays  
10:30 a.m. – 12:30 p.m.

Get your Namaste on by taking part in the Department of Beaches and Harbors' (Department) FREE one-hour Yoga class, which will allow you to reduce your stress, enjoy the outdoors, and relax your body! Students must bring his/her own mat.

\*If weather permits, class will be taught outdoors.

For more information: Call (424) 526-7910 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)



**BURTON CHACE PARK WALKING CLUB**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey  
Tuesdays & Thursdays  
10:30 a.m. – 11:30 a.m.

The Department is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (424) 526-7910.

For more information: Call (424) 526-7910 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**BEACH SHUTTLE**

Fridays and Saturdays from 10:00 a.m. – 10:00 p.m.  
Sundays and Holidays from 10:00 a.m. – 8:00 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Beach Pier, and enjoy the surf, sand and surroundings of Marina del Rey in a hassle-free and relaxing way. The Beach Shuttle operates year round on weekends and holidays.

For more information: Call the Marina del Rey Visitors Center (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**MARINA DEL REY FARMERS' MARKET**

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Saturdays  
9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Saturdays. The Marina del Rey Farmers' Market offers fresh, locally-grown organic and conventionally grown fruits and veggies. Also available are prepared and packaged foods, hand-crafted products and much more! Paid parking is available for 25 cents for every 10 minutes.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

13755 Fiji Way ♦ Marina del Rey  
Sponsored by Pacific Ocean Management, LLC  
Saturdays & Sundays  
1:00 p.m. – 4:00 p.m.

Saturday, December 15<sup>th</sup>  
Bob DeSena (Latin Jazz)

Sunday, December 16<sup>th</sup>  
Floyd & The Flyboys (Rhythm & Blues/Dance)

Saturday, December 22<sup>nd</sup>  
Friends (Rhythm & Blues)

Sunday, December 23<sup>rd</sup>  
2Azz1 (Jazz/Funk)

Saturday, December 29<sup>th</sup>  
U.S. 99 (Blues)

Sunday, December 30<sup>th</sup>  
Susie Hansen Latin Band (Salsa)

For more information: Call Pacific Ocean Management at (310) 306-0400

#### **MARINA LIGHTS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
December 1 – 31, 2018 (Nightly) from 4:00 p.m. – 10:00 p.m.

Saturdays:

Caroling: 4:00 p.m. – 6:00 p.m.

Movie start time: 6:00 p.m.

Burton Chace Park will be aglow in holiday lights every night from December 1<sup>st</sup> through New Year's Eve. Plus, enjoy live caroling, fun photo opportunities, outdoor holiday movie screenings, and special activities on Saturdays!

#### **Movie Lineup:**

December 15 <sup>th</sup>	<i>The Santa Clause</i>
December 22 <sup>nd</sup>	<i>The Nightmare Before Christmas</i>
December 29 <sup>th</sup>	<i>Frozen Sing-A-Long</i>

**\*\* Bring Blankets and Dress Warmly! \*\***

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

#### **W.A.T.E.R PROGRAM WINTER SAILING**

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey  
Beginning Sailing Dates: December 17 – 21; December 24 – 28 (No class on the 25<sup>th</sup>);  
and December 31 - January 4 (No class on the 1<sup>st</sup>)  
10:00 a.m. - 4:00 p.m.

Los Angeles County Lifeguards will instruct sailing courses teaching students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Students will learn to sail on 14-foot Capri sailboats (with main sail and jib). In the final days of the session, students will get experience on 24-foot MacGregor sailboats.

Financial aid is available for qualified families. Please call for details.

Ages: 11 - 17 years old  
Class Size: 6 - 12 students with 3 Lifeguard instructors  
Fee: \$285 for 5-day session; \$228 for 4-day session

\*NOTE: Applicants must successfully complete a 100-yard swim test in 2 minutes and 20 seconds to be eligible for Beginning Sailing.

For more information: Call (424) 526-7889 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

### **NEW YEAR'S EVE CELEBRATION**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
December 31, 2018 – January 1, 2019  
7:00 p.m. – Midnight

Celebrate the New Year in Marina del Rey! Guests are invited to Burton Chace Park at 7:00 p.m. for a free Glow Party featuring live DJs, hula hoop dancers, face painting, free giveaways, photo booth, food trucks and live broadcasts of the New Year's Eve countdown in New York and Los Angeles. Each countdown is followed by a ten-minute fireworks show at 8:59:30 p.m. (New York) and 11:59:30 p.m. (Los Angeles) shot from the Marina's south jetty.

For more information call: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

GJ:CB:da





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Caring for Your Coast


♦ ♦ ♦  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

December 12, 2018

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6a – SMALL CRAFT HARBOR COMMISSION'S ANNUAL REPORT DRAFT**

Item 6a on your agenda is a request for your Commission's endorsement of the final draft of the Small Craft Harbor Commission's Annual Report.

GJ:SP:yw

Attachments (1)





# County of Los Angeles Small Craft Harbor Commission

13837 Fiji Way, Marina del Rey, CA 90292  
Phone: (424) 526-7900 Fax: (310) 822-0119  
<http://beaches.lacounty.gov>



## About the Commission

The Small Craft Harbor Commission (Commission) is an advisory commission for the Director of the Los Angeles County Department of Beaches and Harbors (Department) and the Los Angeles County Board of Supervisors (Board). During their monthly meetings, Commissioners hear presentations on issues relating to the development, financing, leasing, operation, maintenance, and management of Marina del Rey (MdR). The Commission will also occasionally endorse items before they are submitted to the Board.

The Commission consists of 5 members who serve at the pleasure of the Board. Each Board Supervisor appoints a Commissioner to represent its district. Members include experts, laypersons and representatives for groups and individuals who are interested in marina-related issues.

The Commission generally meets at 10:00 a.m. on the second Wednesday of each month at the Burton W. Chace Park Community Building in Marina del Rey.

At each meeting, Commissioners hear one or more presentations about issues affecting Marina del Rey, in addition to staff reports from Department's Boating Section (Anchorage 47), the Los Angeles County Sheriff's Department Marina Division, and the Marina del Rey Convention and Visitors Bureau (CVB). Members of the public also have an opportunity to address the Commission on items that are not on the agenda, but are within the jurisdiction of the Commission.

The Commission is supported by a number of staff members from various agencies and county departments, including County Counsel's Amy Caves, CVB's Janet Zaldua, and Sheriff's Sgt. Brent Carlson, Deputy Richard Godfrey, and Deputy Richard Nichols. The Commission is also supported by the Department's executive team and their staff, including Director Gary Jones, Chief of Asset Management Division Steve Penn, and Chief of Community and Marketing Services Division Carol Baker.

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**Allyn Rifkin**  
*Chair*

**David Lumian**  
*Vice-Chair*

**Dennis Alfieri**

**Richard Montgomery**

**Nathan Salazar**

## Annual Work Plan

The Commission generally recommends topics for each meeting's presentation and votes on "action items" prior to the Department bringing them to the Board of Supervisors. The Commission, being an advisory body to the Board and the Department concerning the administration of Marina del Rey, has a critical role in facilitating communications between the public, stakeholders, and the Board.

## Prior Year Accomplishments

During the 2018 calendar year, the Commission held seven meetings and listened to more than 160 public comments. The Commission also made recommendations to the Director and the Board on a number of items, including the endorsement of the water quality ordinance (which prevents discharge of pollutions into the harbor), Mariners Village (Parcel 113) option for Amended and Restated Lease, and most recently, Santa Monica Windjammer Yacht Club's approval of lease extension. The Commission agreed with the staff recommendation and endorsed said items, which will subsequently be presented to the Board of Supervisors. The Commission also made recommendations to the Director regarding Wayfarer's (Parcel 28) slip transitional plan, which prevented slip tenants for vessels 35 feet and smaller from being displaced. The Commission was also successful in encouraging Parcel 28 Lessee, Legacy Partners, to offer concessions for seniors and veterans.

In addition to hearing standing staff reports focused on operation, maintenance, and management of Marina del Rey, Commissioners learned about Policy 27's controlled prices; County ordinance of unseaworthy vessels; Lease restrictions on commercial activities at Marina del Rey anchorages; Marina Beach (Mother's Beach) redevelopment project; and the use of Palawan building. The Commission also held a special night meeting on March 15, 2018 for members of the public, community groups including recreationalists and commercial boating organizations, to give a brief presentation on their activities and accomplishments, as well as comments and concerns. Some of the groups included MdR Sport Fishing, Marina Yacht Club, MdR Historical Society, MdR Community Boating Council, Marina Fest & MdR Yacht Sales, Paradise Bound Yacht Charters, Row LA, Life Sail Inc., South Coast Corinthian Yacht Club, CA Yacht Club, The Boating Coalition, Santa Monica Windjammers Yacht Club, MdR Outrigger Canoe Club, Purcell Yachts, Santa Monica Bay Sailing Foundation, Marina Sailing, Blue Pacific Yachting, along with many residents and neighbors of Marina del Rey.

Finally, one new Commissioner, Mr. Nathan Salazar, from the First District was appointed in February 2018. As part of the onboarding process, Salazar attended a detailed briefing held by the Department on current issues pertaining to Marina del Rey.

## Ongoing Long-Term Projects

The Department anticipates future construction projects, including those at Fisherman's Village, the Warehouse Restaurant, and the Palawan building. The Commission will have the opportunity to review and endorse these projects prior to development.

The Commission's continuous recommendations enhance public access to recreational amenities, help improve lease terms, and provide service to the boating community in Marina del Rey.

Commissioner's notes:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it's resting on a surface.



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Caring for Your Coast

• • •  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

December 12, 2018

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6b – SCOPE OF APPRAISAL FOR LIVEABOARD SURCHARGE FEES**

Item 6b on your agenda pertains to a request from your Commission regarding the Scope of Appraisal for Liveaboard Surcharges in Marina del Rey. Department staff will provide the presentation.

GJ:SP:yw





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Caring for Your Coast

♦ ♦ ♦

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

December 12, 2018

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6c – MAINTENANCE OF PUMP-OUT STATIONS AND FUTURE DEVELOPEMENT**

Item 6c on your agenda is a presentation by The Department of Beaches and Harbors' staff regarding the frequency of pump-out stations maintenance and the future developments in Marina del Rey.

GJ:SP:yw

Attachments (1)





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Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

December 12, 2018

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

**SUBJECT: ITEM 7a – PARCEL 125R (MARINA CITY CLUB) APPROVE DELEGATION OF AUTHORITY TO THE DIRECTOR OF BEACHES AND HARBORS TO NEGOTIATE AN AMENDMENT TO SECOND AMENDED AND RESTATED LEASE.**

Item 7a on your agenda pertains to a Board letter requesting that the Board of Supervisors approve delegated authority for the Director of Beaches and Harbors to negotiate an amendment to Second Amended and Restated Lease for Parcel 125R.

Your Commission's endorsement of the recommendations in the attached draft Board Letter is requested. Staff will inform your Commission should there be any material change made to this draft prior to submitting it to the Board for approval.

GJ:SP:yw

Attachment





December 18, 2018

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Caring for Your Coast

\*\*\*  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**APPROVE A DELEGATION OF AUTHORITY TO THE DIRECTOR OF BEACHES AND  
HARBORS TO NEGOTIATE AN AMENDMENT TO SECOND AMENDED AND  
RESTATED LEASE NO. 55624 – PARCEL 125R  
(MARINA CITY CLUB) – MARINA DEL REY  
(FOURTH DISTRICT)  
(4 VOTES)**

**SUBJECT**

Request for a delegation of authority to the Director of Beaches and Harbors to negotiate a lease amendment providing, among other things, a mechanism to address partial funding of infrastructure and capital improvements of leasehold facilities.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed actions are categorically exempt from CEQA pursuant to CEQA Guidelines section 15301 (Existing Facilities).
2. Delegate authority to the Director of the Department of Beaches and Harbors (Director) to negotiate and execute an amendment (Amendment) to the Restated Marina City Club Ground Lease (Lease), which Amendment shall, among other things, provide that: (a) all Category B condo owners may convert back into Category A (as defined in the Lease) so that there is only one category of condo<sup>1</sup> ownership subsequent to the effective date of the Amendment; (b) the

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<sup>1</sup> It should be noted that although the Lease, the applicable documents governing the Marina City Club, and this letter refer to the Marina City Club and its respective 600 residential units within the property as “condominiums” and/or “condos,” the Marina City Club and such units are not technically a condominium pursuant to the California Subdivision Map Act, as amended, and each unit/condo owner is a sub-lessee under the Master Sub-Lease who holds a prepaid leasehold interest for the term of the Lease.





- Director shall review the annual increase in the computation of the Shadow Rent to condominium owners to determine the feasibility of limiting, or reducing or increasing the annual adjustments thereto; (c) the Percentage Rent payable to the County under the Lease shall be increased, effective January 1, 2019 (i.e., from the current 12.5% to an amount not to exceed 15%); however, for a period of ten (10) years thereafter, a portion of such increase shall be deposited by the Lessee into an account which shall be used solely to fund the condo owners' prorata share of certain portions of the infrastructure and capital improvements of the Marina City Club property; and (d) after such ten (10) year period, the Lessee shall resume paying 100% of the Percentage Rent due under the Lease to the County, and the Lessee shall continue to fund the deferred maintenance account as required by the Lease.
3. Delegate authority to the Director to negotiate and revise the terms set forth in Paragraph 2. above, and any other terms necessary to effectuate the above-described Amendment, including without limitation, provisions related to Lessee's compliance with the funding of the deferred maintenance reserve fund and audit rights so County can monitor compliance with such funding.
  4. Delegate authority to the Director to approve, on behalf of the County, the terms of any required amendment to the Master Sublease to conform it to the Amendment authorized hereby.
  5. Delegate authority to the Director to execute any related or ancillary documentation that may be necessary in order to effectuate the actions described in this Board letter.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On December 22, 2003, your Board consented to the assignment of the Second Amended and Restated Lease to Essex Marina City Club, L.P. (Lessee) for Marina City Club (Parcel 125R). The Lease is the only ground lease in Marina del Rey that allows condo ownership as well as apartment rentals. At the time the condos were approved in 1988, it was agreed that condo owners would pay ground rent to the County (via Lessee) that would in effect mimic the rent County would have otherwise received if the units had remained as apartments rather than converting to condos. That ground rent represents a percentage of what the apartment rent paid to Lessee would have been at market rates (called the "Shadow Rent" under the Lease) had the Lessee not converted the apartments into condo

units. The Shadow Rent itself is not paid to anyone; it is merely used as a tool to calculate the ground rent payable to the County. Both the Percentage Rent and the Shadow Rent are adjusted periodically pursuant to the Lease.

Lease Amendment No. 4, which your Board approved on June 22, 2004, created two (2) categories of condominium subleases. Category A unit owners had to modify their respective subleases to opt into the provisions of Amendment No. 4 which, among other things, provided for a temporary freeze on annual increases to the Shadow Rent, with a fixed increase (3.75%) thereafter, a mechanism for such accumulated rents to fund certain repairs, and a mechanism to repay to the County the advanced and deferred rent (including an increase of 1.5% in the condo transfer fee, payable to the County). Category B unit owners, on the other hand, who did not opt in were subject to a variable rent increase, assessed individually for covered repairs, and was subject to a 1 % transfer fee. There are only nine (9) condo units (out of a total of 600) that are Category B units.

One Category B unit owner has recently requested to convert into a Category A category so that his condo would be converted to a Category A unit; according to the Condo Owners Association ("COA"), all nine of the Category B owners may be interested in also converting. The proposed elimination of multiple categories of condo owners with different rent calculation formulas will help ease the administrative burden on the Department and promote more efficient administration of the Lease.

The Lease requires the Lessee to maintain and repair all of the buildings in which the condo units are located and to set aside funds for required maintenance or for capital improvements. Certain maintenance costs and capital improvement contributions attributable to the condos are passed along to the individual condo owners by Lessee, which costs/contribution are paid directly to the COA.

The COA has sought County assistance to defray the condo owners' costs of certain deferred maintenance and certain capital improvements, and has requested that the County negotiate with it (and, necessarily, with the Lessee as well) to effectuate a mechanism to address partial funding of the condo owner obligations only with respect to infrastructure and capital improvements of the leasehold facilities. Because of the unique nature of this Lease and the relationship among the condo owners, the Lessee, and the County, it is appropriate that the County participate in ensuring compliance with all maintenance obligations by all of the parties.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

In furtherance of County Goal #3, "Realize Tomorrow's Government Today," Strategy III.3, "Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability," the

proposed delegation of authority will allow Director to find solutions that ensure resources are expended in a responsible, efficient and strategic manner.

### **FISCAL IMPACT/FINANCING**

The Department of Beaches and Harbors' operating budget will not be impacted by the proposed Amendment. Depending on the outcome of the negotiations, however, the increase in the percentage rental rate may result in an increase in revenue to the County. Beginning 10 years after the increase in percentage rates begins, the County's revenue will be increased by the combined increase in the Shadow Rent and the percentage rent rate.

Costs of consultants and primary County staff involved in the negotiation and development of the Amendment may be reimbursed by the Lessee pursuant to the terms of the Lease.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The term of the Lease commenced on November 7, 1986 and will expire on July 29, 2067. The Marina City Club development contains 600 Condominium units, 101 low-rise apartment units, a marina, a promenade, commercial spaces, a restaurant, and certain common area facilities. As noted, Marina City Club is unique in that it is the only leasehold in Marina del Rey that allows for condo ownership; all of the other residential properties in the Marina are comprised of rental apartment units only.

The Small Craft Harbor Commission will consider the Department's recommendation at its December 12, 2018, meeting. We will provide your Board with the Commission's action prior to your consideration of this item.

The proposed Amendment is authorized by Government Code sections 25536 and 25907 and will be approved as to form by County Counsel prior to its execution by the Director.

### **ENVIRONMENTAL DOCUMENTATION**

Approval of the proposed Amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Existing Facilities). Approval of the recommended actions will not result in any expansion of the existing use of the Marina City Club property.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There is no impact on other current services or projects.

**CONCLUSION**

Please return one adopted copy of this letter to the Department of Beaches and Harbors, Asset Management Division. Should you have any questions, please contact Don Geisinger at (424) 526-7730 or [dgeisinger@bh.lacounty.gov](mailto:dgeisinger@bh.lacounty.gov).

Respectfully submitted,

GARY JONES  
Director

GJ:SP:dlg

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors



December 12, 2018

Caring for Your Coast

• • •  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 8 - ONGOING ACTIVITIES REPORT**

**BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

On October 30, 2018, the Board of Supervisors approved an Option Agreement for an Amended and Restated Lease to extend the term of the existing Parcel 113 Mariners Village lease, in Marina del Rey, to allow for the renovation of the existing apartment buildings on the property.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items relating to Marina del Rey were on the November 2018 Regional Planning Commission agenda.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

No items relating to Marina del Rey were on the November 2018 California Coastal Commission agenda.

**REDEVELOPMENT PROJECT STATUS REPORT**

The updated "Marina del Rey Redevelopment Projects Report" is attached.

**DESIGN CONTROL BOARD MINUTES**

The September 2018 meeting minutes are pending approval.

**MARINA DEL REY SLIP REPORT**

In September 2018, the overall vacancy rate across all anchorages in Marina del Rey stood at 4.7%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 4.0%. The vacancy data by anchorage and slip length are attached.

In October 2018, the overall vacancy rate across all anchorages in Marina del Rey stood at 5.4%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 4.7%. The vacancy data by anchorage and slip length are attached.



### **CALIFORNIA COASTAL COMMISSION SLIP REPORT**

Pursuant to certain conditions of the Coastal Development Permit (5-11-131) issued by the California Coastal Commission, the County is required to maintain certain minimum thresholds of slip sizes as a percentage of the entire Marina. A report of the percentage of each size category as a percentage of all available slips in the Marina is attached.

### **RENT STABILIZATION ORDINANCE UPDATE**

The Interim Rent Stabilization Ordinance (RSO) was introduced to the Board of Supervisors (Board) on November 13, 2018 and was adopted on November 20, 2018.

The Interim RSO affects rental properties in the unincorporated areas of LA County except those that are exempt under the federal and state law as of September 11, 2018. The effective date of the Interim RSO is December 20, 2018 and the Interim Ordinance expires 180 days (6 months) thereafter unless extended or replaced by the Board.

The Interim RSO imposes a 180-day moratorium on rent increases in excess of 3% per year, commencing on December 20, 2018. The Interim RSO prohibits rent increase in excess of 3% above the monthly rent in effect on September 11, 2018 and prohibits more than one rent increase in any 12 month period. The Interim RSO also imposes a 180-day moratorium on tenant evictions without just cause.

On November 20<sup>th</sup>, Supervisor Barger brought forth a motion instructing the Director of Business and Consumer Affairs and the Executive Director of the Community Development Commission to report back to the Board in 60 days with an analysis of having the Just Cause Eviction section of the RSO apply to tenants after one year of tenancy.

The Department of Beaches and Harbors is in consultation with County Counsel and we are coordinating with DCBA to formulate the report back specifically for Marina del Rey.

### **PARCEL 113 MARINER'S VILLAGE UPDATE**

On October 30, 2018, the Board of Supervisors (Board) voted to approve an option for an amended and restated lease to facilitate the redevelopment of Mariners Village (Marina del Rey Lease Parcel 113). The option would extend the lease by approximately 43 years. The project includes the renovation of the 981 existing units, the opening of the waterfront promenade to the public, and the conversion of 20% (196) of the existing units into very-low income units. The Board further directed the Department of Beaches and Harbors to do the following:

1. Work in partnership with the Community Development Commission and the Lessee along with the tenants and housing advocates to develop the affordable housing plan for Mariner's Village;

2. Work in partnership with the Community Development Commission and the Lessee to ensure that no current tenants shall be forced to vacate their homes during the renovation process;
3. Work in partnership with the Lessee, tenants and knowledgeable environmental groups to address any issues related to the trees or the Heron Habitat that arise during the development period;
4. Work in partnership with the Lessee and tenants to address any design and operational issues for the Waterfront Promenade during the development period. This may include a curfew similar to our Beach curfew from Midnight to 6 am; and
5. Report back to the Board on a quarterly basis until the construction of the project is completed.

The Board further moved to authorize the Director of Beaches and Harbors and the Executive Director of the Community Development Commission to make any associated changes to the lease extension for senior and low-income units within the 196 affordable units.

#### **FISHERMAN'S VILLAGE PROGRESS REPORT**

No further updates for this item.

#### **ILLEGAL BOAT CHARTER ENFORCEMENT**

Beaches and Harbors' Code Enforcement Unit continues to monitor and deter illegal charter boat activities at the public launch ramp and Chace Park docks. The US Coast Guard also has an enforcement program in Marina del Rey, and encourages reporting illegal boat charters to its office at (310) 521-3770 or [SECLALB@uscg.mil](mailto:SECLALB@uscg.mil).

GJ:SP:yw

Attachments (4)

**Marina del Rey Redevelopment Projects Report  
As of December 04, 2018**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>9</b> -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>* New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p><b>Massing</b> -- Revised project will be resubmitted at a later date.</p> <p><b>Parking</b> -- plan will be resubmitted at a later date.</p>	<p><b>Proprietary</b> -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017</p> <p><b>Regulatory</b> -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017, and anticipated completion date is January 2020.</p>
<b>10/14 (FF)</b> -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p><b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p><b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p><b>Proprietary</b> -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16. Construction commenced on December 14, 2016, and anticipated completion date is October 30, 2019.</p> <p><b>Regulatory</b> -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project. Project completion is expected in January 2020.</p>



**Marina del Rey Redevelopment Projects Report  
As of December 04, 2018**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>43</b> -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	<b>Massing</b> -- <b>Parking</b> --163 spaces for boaters	<p><b>Proprietary</b> -- BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds Lessee exercised its option to expand the lease term. Lease was executed on 12/22/15, and project is under construction.</p> <p><b>Regulatory</b> -- Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016.</p> <p><b>Regulatory Matter:</b> Parking Permit for reduced Parking.</p>
<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<p>* Build 5 new visitor serving commercial and dry storage buildings</p> <p>* 82,652 s.f. visitor serving commercial space</p> <p>* 141 slips + 5 end ties and 57 dry storage spaces</p>	<p><b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.</p> <p><b>Parking</b> -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p><b>Proprietary</b> -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. Amended and restated lease was executed on August 24, 2017. Construction began on September 11, 2017. Project completion is expected in Fall 2019.</p> <p><b>Regulatory</b> -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p><b>Regulatory Matter:</b> Shared Parking Agreement. No Variance proposed</p>

**Marina del Rey Redevelopment Projects Report  
As of December 04, 2018**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>55/56/W</b> -- Fisherman's Village/Gold Coast	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> <li>* 132-room hotel</li> <li>* 65,700 square foot restaurant/retail space</li> <li>* 30-slip new marina</li> <li>* 28 foot-wide waterfront promenade</li> </ul>	<p><b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor.</p> <p><b>Parking</b> -- On-site Parking includes all project required Parking, Parking for Parcel 61 lessee (Whiskey Reds).</p>	<p><b>Proprietary</b> The lessee provided the SCHC with project updates at the March and May 2015 meetings.</p> <p><b>Regulatory</b> -- A plan was last submitted to the Department of Regional Planning in July of 2008. No recent activity has occurred.</p> <p><b>Regulatory Matter:</b> Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).</p>
<b>113</b> -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> <li>* Complete leasehold refurbishment of 981 apartments</li> <li>* Retail space increase from 2,070 s.f. to 9,000 s.f.</li> <li>* New 92-slip anchorage will be constructed</li> <li>* New 28 foot-wide pedestrian promenade and public amenities</li> </ul>		<p><b>Proprietary</b> -- Item opened on 9/23/2013. On October 30, 2018, the Los Angeles County Board of Supervisors approved an option for an amended at restated lease. The revised project will include 20% affordable and senior units.</p> <p><b>Regulatory</b> -- An EIR scoping meeting was held on 09/16/14 in Chace Park.</p>
<b>15</b> -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> <li>* Demolish existing facilities and build 585 apartments</li> <li>* New 8,000 s.f. commercial space</li> <li>* New 241 boat slip marina</li> <li>* New 1,271-Parking space garage</li> </ul>	<p><b>Massing</b> -- Six buildings up to 5 stories and 70' high</p> <p><b>Parking</b> -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p><b>Proprietary</b> -- The lease was executed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is October 2018.</p> <p><b>Regulatory</b> -- June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway. Project completion is expected in Fall 2018.</p>

**Marina del Rey Redevelopment Projects Report  
As of December 04, 2018**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>28</b> -- Wayfarer	Tim O'Brien	<ul style="list-style-type: none"> <li>* Complete leasehold refurbishment of 379 apartments</li> <li>* New bicycle depot for public use</li> <li>* Improvements to existing promenade and dock gates and public amenities</li> <li>* Replacement of existing docks within 6 months of completed of landside renovation</li> </ul>	<p><b>Massing</b> -- Seven buildings up to 3 stories high</p> <p><b>Parking</b> -- Existing subterranean Parking structure contains 947 Parking spaces.</p>	<p><b>Proprietary</b> -- The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Project is under construction and anticipated completion date for the landside portion of the project is August 2018. In July 2017, the CCC granted permission to begin the dock reconstruction project.</p> <p><b>Regulatory</b> -- On July 15, 2015, the DCB approved the final design of the project. Construction commenced in December 2015.</p>

Marina del Rey Slip Vacancy Report

Sep-18	17-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC					
P1																			5	0.0%		5	0.0%			
P7		8	0.0%	5	80	6.3%		44	0.0%	1	42	2.4%	1	12	8.3%		7	0.0%		21	0.0%	7	214	3.3%		
P8		15	0.0%		48	0.0%	3	82	3.7%	3	38	7.9%		16	0.0%		7	0.0%		1	0.0%	6	207	2.9%		
P10																									180	
P12							5	30	16.7%	8	53	15.1%	5	58	8.6%	5	44	11.4%	2	31	6.5%	25	216	11.6%		
P13					3	0.0%		33	0.0%		70	0.0%	1	36	2.8%		36	0.0%		8	0.0%	1	186	0.5%		
P15																									236	
P18	4	198	2.0%		68	0.0%	3	41	7.3%		39	0.0%		26	0.0%		18	0.0%		34	0.0%	7	424	1.7%		
P20	2	42	4.8%		59	0.0%		21	0.0%		9	0.0%		8	0.0%							2	139	1.4%		
P21	26	121	21.5%		51	0.0%					10	0.0%										26	182	14.3%		
P28					113	0.0%		74	0.0%		50	0.0%					9	0.0%					246	0.0%	129	
P30		8	0.0%	3	70	4.3%	3	51	5.9%		33	0.0%		26	0.0%		52	0.0%		55	0.0%	6	295	2.0%		
P41	4	90	4.4%		24	0.0%	1	34	2.9%													5	148	3.4%		
P43		29	0.0%	4	76	5.3%	4	88	4.5%	2	34	5.9%	12	32		4	34	11.8%	1	19	5.3%	27	312	8.7%		
P44																									232	
A47	1	96	1.0%		77	0.0%		28	0.0%	1	28	3.6%		9	0.0%		1	0.0%		3	0.0%	2	242	0.8%		
P53	10	23	43.5%	10	28	35.7%	10	35	28.6%	3	20	15.0%										33	106	31.1%		
P54					2	0.0%				1	25	4.0%		6	0.0%		7	0.0%		14	0.0%	1	54	1.9%		
P111	1	20	5.0%		27	0.0%		2	0.0%	1	15	6.7%					8	0.0%	2	39	5.1%	4	111	3.6%		
P112	4	100	4.0%					11	0.0%	1	24	4.2%								40	0.0%	5	175	2.9%		
P125I		24	0.0%	5	49	10.2%	1	93	1.1%	1	50	2.0%		27	0.0%		17	0.0%	1	18	5.6%	8	278	2.9%		
P132		29	0.0%		3	0.0%	3	68	4.4%	6	58	10.3%	5	45	11.1%	1	39	2.6%		20	0.0%	15	262	5.7%		
Total	52	803	6.5%	27	778	3.5%	33	735	4.5%	28	598	4.7%	24	301	8.0%	10	279	3.6%	6	308	1.9%	180	3802	4.7%	777	4579

**Summation**

Vacancy in 17'-25'	6.5%
Vacancy in 26'-30'	3.5%
Vacancy in 31'-35'	4.5%
Vacancy in 36'-40'	4.7%
Vacancy in 41'-45'	8.0%
Vacancy in 46' to 50'	3.6%
Vacancy in 51' and over	1.9%

**Overall Vacancy** 4.7%

**Vacancy w/o DOUBLES, OUT OF SERVICE slips** 4.0%

**Note:**

Parcel 10 dock reconstruction commencement August 2016. Estimated completion date: January 2019

Parcel 15 dock reconstruction commencement September 2014. Estimated completion date: January 2019

Parcel 28 dock reconstruction commencement September 2017. Estimated completion date: May 2019

Parcel 43 dock reconstruction commencement September 2016. Estimated completion date of final stage: January 2020

Parcel 44 dock reconstruction commencement December 2017. Estimated completion date: April 2019

Marina del Rey Slip Vacancy Report

Oct-18	17-25			26-30			31-35			36-40			41-45			46-50			51+							
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
P1																				5	0.0%		5	0.0%		180
P7		8	0.0%	5	80	6.3%		44	0.0%	1	42	2.4%	1	12	8.3%		7	0.0%		21	0.0%	7	214	3.3%		
P8		15	0.0%		48	0.0%	5	82	6.1%	4	38	10.5%		16	0.0%		7	0.0%		1	0.0%	9	207	4.3%		
P10																										
P12							6	30	20.0%	8	53	15.1%	5	58	8.6%	6	44	13.6%	2	31	6.5%	27	216	12.5%		
P13					3	0.0%		33	0.0%	1	70	1.4%	2	36	5.6%		36	0.0%		8	0.0%	3	186	1.6%		
P15																									236	
P18	6	198	3.0%		68	0.0%		41	0.0%		39	0.0%		26	0.0%	1	18	5.6%		34	0.0%	7	424	1.7%		
P20	1	42	2.4%		59	0.0%		21	0.0%		9	0.0%		8	0.0%							1	139	0.7%		
P21	30	121	24.8%	2	51	3.9%					10	0.0%										32	182	17.6%		
P28					113	0.0%		74	0.0%		50	0.0%					9	0.0%					246	0.0%	129	
P30		8	0.0%	4	70	5.7%	3	51	5.9%	1	33	3.0%		26	0.0%		52	0.0%		55	0.0%	8	295	2.7%		
P41	4	90	4.4%		24	0.0%	1	34	2.9%													5	148	3.4%		
P43		29	0.0%	4	76	5.3%	4	88	4.5%	2	34	5.9%	12	32		4	34	11.8%	1	19	5.3%	27	312	8.7%		
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P125I	1	24	4.2%	6	49	12.2%	4	93	4.3%		50	0.0%		27	0.0%	1	17	5.9%	2	18	11.1%	14	278	5.0%		
P132		29	0.0%	1	3	33.3%	2	68	2.9%	7	58	12.1%	6	45	13.3%	1	39	2.6%		20	0.0%	17	262	6.5%		
Total	59	803	7.3%	33	778	4.2%	35	735	4.8%	31	598	5.2%	26	301	8.6%	13	279	4.7%	8	308	2.6%	205	3802	5.4%	777	4579

**Summation**

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Vacancy in 26'-30'	4.2%
Vacancy in 31'-35'	4.8%
Vacancy in 36'-40'	5.2%
Vacancy in 41'-45'	8.6%
Vacancy in 46' to 50'	4.7%
Vacancy in 51' and over	2.6%

**Overall Vacancy** 5.4%

**Vacancy w/o DOUBLES, OUT OF SERVICE slips** 4.7%

**Note:**

Parcel 10 dock reconstruction commencement August 2016. Estimated completion date: January 2019  
 Parcel 15 dock reconstruction commencement September 2014. Estimated completion date: January 2019. Phase I will open November 2018  
 Parcel 28 dock reconstruction commencement September 2017. Estimated completion date: May 2019  
 Parcel 43 dock reconstruction commencement September 2016. Estimated completion date of final stage: January 2020  
 Parcel 44 dock reconstruction commencement December 2017. Estimated completion date: April 2019

Sep-18	Under Construction	Net Available	TOTAL Mdr	% of TOTAL	CDP MIN THRESHOLD
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25' & Less					
Number of Slips	263	803	3802	21%	16%

26'-30'					
Number of Slips	255	778	3802	20%	19%

30'-35'					
Number of Slips	310	1345	3802	35%	18%

Oct-18	Under Construction	Net Available	TOTAL Mdr	% of TOTAL	CDP MIN THRESHOLD
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